BOOK 9730 PG 454

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~
~~IS GREATER~~, FOR THIS TRANSFER IS $ -0-

Michelle Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 95.

Notary Public

MY COMMISSION EXPIRES: 5.23.98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY 1187 VULTEE BOULEVARD, NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty Ann Tompson	Magnolia Federal Bank	Map 65-9
(NAME)	(NAME)	
4817 Catskill Drive	P.O. Box 1858	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 38138	Hattiesburg, MS	Parcel 122
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee Brideau, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betty Ann Tompson, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ~~A CERTAIN TRACT OR PARCEL OF LAND IN~~ ~~COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:~~ all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Being Lot No 442 on the Plan of Sherwood Forest, Section IV, as of record in Plat Book 4460, page 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lee Brideau, an unmarried person by deed from James Arthur Reed and wife, Rosemary J. Reed, of record in Deed Book 9362, page 288, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a Deed of Trust executed by Richard P. Sims, Unmarried to Magnolia Federal Bank, dated October 20, 1986, with an approximate unpaid balance of $58,862.54, of record in Trust Book 7391, page 132, of said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4704, page 448, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4817 Catskill Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

~~TO HAVE AND TO HOLD~~ the aforesaid real estate, with the appurtenances thereunto belonging ~~unto the said GRANTEE~~, their heirs and assigns forever; and ~~we do covenant with the said GRANTEES~~ that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise noted herein; and we do not covenant to further warrant or defend the said title, but will execute such other instruments as may be necessary to perfect the same. And we do hereby waive and release all rights of dower, homestead and distributive share in the said land ~~as against the said GRANTEES~~ and all persons claiming ~~thereunder~~. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of July, 19 95

Lee Brideau

BOOK 9730 PG 455

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee Brideau

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of July 19 95

Commission expires 5.23.98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

95 JUL 14 AM 8:40
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

00078898

95 07714 2401 03CHECK

8.00

RETURN TO:

CUMBERLAND TITLE COMPANY
1187 VULTEE BOULEVARD
NASHVILLE, TENNESSEE 37217